

BROOMFIELD AIRPORT TRAFFIC CONTROL TOWER (ATCT) & BASE BUILDING

MECHANICAL SYSTEMS MAINTENANCE AGREEMENT



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STATEMENT OF WORK

1.1 CONDUCT OF WORK

A. Coordination and Access to Site.

1. General Area Requirements: Contractor shall confine all operations, activities, storage of materials and employee parking within the area of the ATCT as coordinated with the SSC Manager. Additional space the Contractor deems necessary shall be obtained off site, at no additional cost to the Government.

- a) Access: Access for the Contractor, sub-contractors, employees, deliveries, etc., shall be from the main entry gate.
- b) Clear Access: Access to the site shall be kept unobstructed. If temporary access obstruction is unavoidable, the Contractor shall advise the SSC Manager immediately.
- c) Vehicle Capacity: Vehicles transporting materials shall not be loaded beyond the capacity prescribed by Federal, State or Local law.
- d) Obstructions: Obstruction of existing roadways, driveways, parking lots, etc., to the surrounding private businesses is strictly prohibited.

B. Existing Facility Operations: The Contractor shall perform all work with a minimum disruption to airport operations. All work shall be coordinated with the airport traffic control personnel, airport security and other contractors through the SSC Manager. In the event of any actual or potential conflict, air traffic control activities shall have priority over all contractor activities. The Contractor shall plan for and provide services in such a manner and at such times that will not disrupt airport or airport traffic control operations.

C. Damage to the Site or to Adjacent Properties: Damage caused by the Contractor's activities to existing paving, lawns, curbs, sidewalks, interior/exterior of adjacent buildings shall be repaired to the original condition. All costs of repairs shall be paid by the Contractor. After notice to proceed and prior to the start of maintenance, the Contractor and SSC Manager shall conduct joint inspections of the existing areas affected by the maintenance. Existing damage/defects shall be noted and will be used as the basis for determination of damages caused by the Contractor's operations.

D. Contractor's Use of Premises: The Contractor shall assume full responsibility for the protection and safekeeping of products stored on the site.

- 1. Site Maintenance: The Contractor and its subcontractors shall maintain the job site in a neat and orderly condition - This includes the daily removal of rubbish, waste, tools, equipment and materials not required for the work in progress.

E. Government Use and Access to Premises: The Government reserves the right to enter the premises during the term of the contract for periodic work inspections. The Contractor shall allow the SSC Manager complete access to all portions of the work.

F. Work hours: All work shall be performed between the hours of 6:00 a.m. to 4:30 p.m., Monday through Friday. No work shall be performed outside these hours or scheduled on Saturdays, Sundays, or legal holidays without prior approval of the SSC Manager.

G. Notification of planned overtime work: In the event the Contractor intends to work overtime, nights, weekends or holidays, the Contractor shall notify the SSC Manager at least 24 hours in advance of the commencement of the overtime work and 48 hours prior to night, weekend or holiday work.

H. Security Requirements: The Contractor shall provide the SSC Manager prior to the notice to proceed date with a list of contractor's personnel and their social security numbers, who will require access to parts of the project site which are located within the secured perimeter of the ATCT.

1. Work Crews: Contractor's personnel may be subject to security investigation by FAA. The Contractor shall promptly complete for each such employee such security forms as are furnished by the SSC Manager.
2. "Right to Search": Current procedures at FAA facilities located within airport boundaries include the "right to search". If in the judgment of the authorized security personnel, a cause to search a vehicle or the person of personnel exists, such search will be made.

I. Motorized Equipment

1. Vehicles: Unattended vehicles on the construction site or within 100 feet of airport security fencing shall be rendered immobile by removing the keys or other suitable means.
2. Fire Extinguishers: Pickup trucks or other light passenger vehicles, one extinguisher per vehicle, rating 10 BC.

1.2 SCOPE OF WORK

A. General: Statement of Work covers the requirements of the Federal Aviation Administration, hereinafter referred to as the Government or FAA, for all work associated with the maintenance of the existing mechanical equipment at the Airport Traffic Control Tower (ATCT) at Broomfield, Colorado. The items described in the attached Schedule of Work are inclusive of the work described as:

1. ALL WORK TO MAINTAIN THE EXISTING MECHANICAL SYSTEMS AT THE NEW BROOMFIELD AIRPORT TRAFFIC CONTROL TOWER and BASE BUILDING.

B. This contract shall be for the period from June 1, 2011 to September 30, 2011, beginning with contract award. Provide two (2) additional single year options subsequent to the initial year-end of the original contract.

1.3 INTENT OF STATEMENT OF WORK

A. This statement of work identifies all labor and equipment to perform the work required to properly maintain the installed mechanical equipment at the facility. All material not specifically indicated as furnished by the Government, as listed in

Attachment "B" of Part III - Section J, shall be furnished by the Contractor. All work performed and all materials and equipment used shall be subject to approval by the Contracting Officer (CO). This shall include but not be limited to construction testing, inspection, scheduling, reporting, and submittals.

B. In accordance with AMS, any references to brand names within this solicitation are not intended to restrict bidders to these products or materials, except where specifically noted. Bidders are encouraged to propose equal products made by other manufacturers which meet the salient characteristics described herein. However, in some instances, proprietary specification of products or materials will be mandatory in order to comply with maintenance, spare parts support, controls connectivity, EMCS coordination, central station monitoring, equipment compatibility, etc.

1.4 CONTRACT DOCUMENTS

A. One copy of the statement of work shall be furnished to the Contractor without charge except applicable publications incorporated into the statement of work by reference.

B. Omissions: Omissions from the statement of work or the incorrect description of details of work which are manifestly necessary to carry out the intent of the statement of work, or which are customarily performed, or which are specified by the governing codes and regular construction practices, shall not relieve the Contractor from performing such omitted or incorrect described details of the work but they shall be performed as if fully and correctly set forth and described in the scope of work.

1.5 PRECEDENCE OF CONTRACT DOCUMENTS

A. In the event of a difference between the following contract provisions, the order of precedence to determine which provision shall govern is:

1. Section H - Special Contract Requirements
2. Project Statement of Work

B. Any discrepancies between the contract provisions and the statement of work shall be referred to the Contracting Officer.

1.6 CONTRACTING OFFICER

A. The term "Contracting Officer" (CO), as used herein denotes the person designated to act on behalf of the Government in the performance of this contract. Where reference is made to the "Federal Aviation Administration" (FAA), "SSC Manager" (PE), "Contracting Officer's Representative" (COR), or the like, this shall mean the Contracting Officer or the Contracting Officer's authorized representative. Letters of delegation from the contracting officer outlining the authority of each representative will be issued to the P.E./COR and the contractor.

1.7 PHYSICAL DATA

A. Data and information furnished or referred to below is for the Contractor's information.

The Government will not be responsible for any interpretation of or conclusion drawn from the data or information by the Contractor.

B. Weather Conditions: Each bidder shall be satisfied before submitting their bid as to the hazards likely to arise from weather conditions. Complete weather records and reports may be obtained from any National Weather Service Office.

C. Transportation Facilities: Each bidder, before submitting their bid, shall make an investigation of the conditions of existing public and private roads and of clearances, restrictions, bridge load limits, and other limitations affecting transportation and ingress and egress at the job site. The unavailability of transportation facilities or limitations thereon shall not become a basis for claims for damages or extension of time for completion of the work.

MEASURE AND PAYMENT

The contract price for each item shall constitute full compensation for furnishing all plant, labor, materials, appurtenances, and incidentals and performing all operations necessary to construct and complete the items in accordance with the statement of work, including any site visit performed by the Contractor. Payment for each item shall be considered as full compensation, notwithstanding that minor features may not be mentioned herein. No separate payment will be made for the work, services, or operations required by the Contractor, to complete the project in accordance with the statement of work; all costs thereof shall be considered as incidental to the work.

1.8 PAYMENT

A. General

1. Contractor payment shall be made with reference to the following one (1) contract base item.

B. Base Item 0001

1. Progress payment will be made at the contract lump sum price for Item No. 0001, ALL WORK TO MAINTAIN THE EXISTING MECHANICAL SYSTEMS AT THE NEW BROOMFIELD AIRPORT TRAFFIC CONTROL TOWER and BASE BUILDING. The contractor shall provide all plant, labor, equipment, tools, licenses, insurance, permits, materials, clean-up, testing, etc. and perform all operations necessary to complete the project, in strict accordance with the statement of work, applicable regulations, and conditions. Payments will be made monthly for completion of services.

2.0 Schedule of Work

A. Provide the following:

The contractor shall create a project specific report sheet listing all equipment and items. Report sheet shall be submitted to the SSC Manager for content review prior to starting work. The report sheet shall list date of inspection, readings from the equipment observed, action taken, and issues for FAA to resolve, and date resolved. Reports shall be left on site for SSC review and a copy submitted with each pay application.

All inspections of equipment shall be done per the manufactures requirements.

Monthly

1. Check all pressure gauges & temperature indicators and clean if needed.
2. Check all trap primers and clean if needed.
3. Check water filter and replace as necessary.
4. Check all VAV boxes for proper operation.
5. Check all unit heaters for proper operation during the winter months October through May.
6. Check air-cooled chillers for proper operation.
7. Check all humidifiers for proper operation, including those within air handling units.
8. Check fan motor belts and replace as necessary for the following equipment:
 - a. AHU-1 (Base Building Room 123)
 - b. AHU-2 and AHU-3 (ATCT Room 611)
 - c. CRAC-1 and CRAC-2 (Base Building Room 132)
 - d. CRAC-4 and CRAC-5 (ATCT Room 610)
 - e. EF-1 and EF-2 (Base Building)
 - f. EF-5, EF-6 and EF-7 (ATCT)
 - g. SPF-1 (ATCT Level 5)
 - j. FCU-1, FCU-2, (Base Building Room 124)
 - k. FCU-3, FCU-4, (ATCT Level 6)
9. Check filters and replace as necessary for the following equipment:
 - a. AHU-1, return air filters and outside air filters (Base Building room 123)
 - b. AHU-2 and AHU-3 (ATCT Room 611)
 - c. CRAC-1 and CRAC-2 (Base Building Room 132)
 - d. CRAC-4 and CRAC-5 (ATCT Room 610)
 - f. FCU-1, FCU-2, (Base Building Room 124)

- g. FCU-3, and FCU-4 (ATCT Level 6)
- h. FCU-2, FCU-3, and FCU-4 (Base Building)
- i. VAV-1, VAV-2, VAV-3, VAV-4, and VAV-5 (Base Building)
- j. VAV-6, VAV-7, VAV-8, VAV-9, and VAV-10 (Base Building)
- k. VAV-11, VAV-12, VAV-13, VAV-14 and VAV-15 (Base Building)

10. Inspect all pumps for proper operation. Check seals and oil as necessary

Quarterly

- 1. Inspect sewage lift station pumps system for proper operation.

Annually

- 1. Perform annual check of chillers prior to beginning of the Cooling Season within the first week of May.
- 2. Clean Unit Heater (UH-1, 2, and 3) coils prior to the winter season, within the first week of October

---End of Statement of Work---